

STAFF REPORT

Case No.: 26-PL-01

Request: Consider the request for final plat approval of FB 35 Design Center Subdivision, Lots 1 & 2, Block A located at 12197 Denton Drive; and take appropriate action.

Applicant: Farmers Branch Denton Warehouse LLC, Gerald Sappington – Property owner
Delanie Powell & David Bond, Spiars Engineering & Surveying – Representatives

Planning & Zoning Commission Meeting: April 27, 2026

Background:

Farmers Branch Denton Warehouse LLC is the owner of an approximately 3.504-acre tract of land located between the northbound I-35E Stemmons frontage road and Denton Drive, north of I-635 LBJ Freeway. The applicant proposes to create two (2) new lots of record, and to dedicate easements necessary for a planned office/warehouse development.

The subject site is zoned Planned Development District No. 32 (PD-32). The land is currently undeveloped. On November 18, 2025, the City Council approved a zoning amendment for PD-32 establishing Detailed Site Plan for two warehouse office buildings (Case 25-ZA-09, Ordinance No. 3968). Building A is a two-story building on the western portion (Lot 1) will be approximately 7,669 square feet of warehouse/office. Building B is a single-story building on the eastern portion (Lot 2) and will be approximately 37,642 square feet of warehouse/office. A truck court is centered between the two buildings.

A plat was approved by the Planning & Zoning Commission on February 23, 2026 covering this site, however the applicant never filed the approved plat with Dallas County and withdrew the application. As a result, this property remains in abstract (un-platted) which requires approval from the Planning & Zoning Commission rather than administrative approval by City staff. The changes between what was seen in February compared to the current application are minor modifications to the lot lines that give both lots frontage on I-35E Stemmons Freeway. Previously, Lot 1 exclusively had access to I-35E and Lot 2 exclusively had access to Denton Drive. Now Lot 1 will have access to I-35E, while Lot 2 will become a double frontage lot with access from both I-35E and Denton Drive.

Proposed Plat:

The subject site is currently unplatted, with the total acreage in abstract. The applicant proposes to subdivide this property into two (2) new lots of record, with Lot 1 at 1.139 acres or 49,365 square feet, and Lot 2 at 2.365 acres or 102,998 square feet.

The final plat of FB 35 Design Center Subdivision, Lots 1 & 2, Block A is consistent with the Texas Local Government Code, the City's platting requirements, and the approved Detailed Site Plan for this property.